

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A MOST ATTRACTIVE AND CONVENIENTLY SITUATED THREE BEDROOMED MODERN END OF MEWS TOWN HOUSE OFFERING FLEXIBLE AND VERSATILE ACCOMMODATION SET OVER THREE FLOORS ENJOYING DOUBLE GLAZING, GAS CENTRAL HEATING, PARKING AND GARDEN. EPC RATING C.**

## Hillstone Mews - Guide Price £425,000

1 Hillstone Mews, 58 Graham Road, Malvern, Worcestershire, WR14 2HU



# 1 Hillstone Mews

## Location & Description

Hillstone Mews enjoys an extremely convenient position less than five minutes walk from the centre of Great Malvern where there is a comprehensive range of amenities including, shops and banks, Waitrose supermarket, the renowned theatre and cinema complex, the splash leisure pool and gymnasium, Manor Park Tennis Club, many restaurants. It stands in a prime residential area only a short walk from Malvern Link common, Priory Gardens and from the network of paths and bridleways that criss-cross the Malvern Hills.

Transport communications are excellent with a mainline railway station in Great Malvern and Malvern Link offering direct links to Worcester, Birmingham, London, Hereford and South Wales. The area is served by an excellent bus network connecting the local areas.

## Property Description

1 Hillstone Mews is a most attractive modern end of terrace town house situated within this highly convenient location just a few minutes away from the centre of Great Malvern. Hillstone Mews is one of three similar properties originally built in 1997 by the renowned local developers IE Developments and has been built and finished to an exceptionally high standard and this complex, along with its neighbouring Hillstone House and Hillstone Court were subject of a Malvern Civic Society award in 1998.

Set over three storeys the flexible and versatile living accommodation has well proportioned rooms ideal for everyday living. One of the key selling points of 3 Hillstone Mews is that the previous owners converted the garage space on the lower ground floor creating an additional living room for the main house with kitchen which has been most useful for the current owner, but along with the remaining accommodation would also suit two families coming together under one roof.

The property is approached via a wrought iron pedestrian gate set between the pillars and opening to the steps which rise up to the front door. Benefitting from gas central heating, double glazing and with the accommodation extending to 1300 square foot.

The obscured, double glazed front door which is set under the entrance portico opens through to:

## Reception Hallway

A welcoming space as you enter the property enjoying two ceiling light points and coving to ceiling. Immediately as you enter in through the front door there is a useful cloaks cupboard. Two radiators. Open wooden balustraded staircase rises to the first floor and also descends to the lower ground floor. Engineered wood flooring flows throughout this area and through into the living room (described later). A door opens through to

## Breakfast Kitchen 3.64m (11ft 9in) x 2.58m (8ft 4in)

Fitted with a range of drawer and cupboard base units with worktop over set into which is a one and a half bowl stainless steel sink unit with mixer tap, set under the double glazed window to front with views up to the Malvern Hills. A range of fitted wall units also encompassing a wall mounted Glow Worm boiler fitted into a matching cupboard. There is a range of integrated appliances including a four ring gas **HOB** with **EXTRACTOR** over, eye level Bosch **DOUBLE OVEN** with **MICROWAVE** over, **DISHWASHER** and **FRIDGE**. Two ceiling light points, radiator, breakfast area, coving to ceiling, tiled splashbacks.

## Living Room 5.97m (19ft 3in) maximum x 4.62m (14ft 11in) maximum

A light and airy dual aspect room enjoying a double glazed window to side and rear. Double glazed double doors open to the rear balcony with a wrought iron railed perimeter and is a fantastic area for outside seating to enjoy the wonderful views on offer across the Severn Valley. This room enjoys continued engineered wood flooring and has two ceiling light points and coving to ceiling. A focal point of the room is the electric fire set into a wooden fire surround with marble effect back and hearth. Radiators. Wall mounted thermostat control point.

## First Floor Landing

Ceiling light point, loft access point with pull down ladder and light. Radiator and doors opening through to





**Master Bedroom 3.18m (10ft 3in) x 4.62m (14ft 11in) maximum into wardrobes**

Positioned to the easterly aspect of the house and enjoying a double glazed window with further double glazed double doors opening to the juliet wrought iron balcony enjoying fabulous views across the Severn Valley. To one wall there is a range of fitted wardrobes incorporating hanging and shelf space as well as a dressing table with cupboard over. Ceiling light point, coving to ceiling, radiator and door opening through to

**En-suite**

Fitted with a white low level WC, pedestal wash hand basin and shower enclosure with thermostatic controlled shower over. Inset ceiling spotlight, ceiling mounted extractor fan. Coving to ceiling, tiled splashbacks, radiator. Light with shaver point.

**Bedroom 2 3.02m (9ft 9in) x 4.62m (14ft 11in) maximum into wardrobes**

A further generous double bedroom with double glazed window and double glazed double doors opening to the wrought iron railed juliet style balcony, both of which give fabulous views up to the Malvern Hills. Fitted wardrobes to one wall with sliding doors incorporating hanging and shelf space. Coving to ceiling, radiator.

**Bathroom**

Fitted with a white low level WC, pedestal wash hand basin and panelled bath with electric shower over. Obscured double glazed window to side and inset ceiling spotlights with ceiling mounted extractor fan and coving to ceiling. Splashbacks in complimentary tiling. Radiator. Wall light with shaver point.

**Lower Ground Floor**

As previously muted this level could make for an independent self contained annexe to the main house for a dependent relative or family member.

**Hallway**

Having an understairs recess. Ceiling light point, coving to ceiling, radiator. Accessed via stairs descending from the main reception hallway and having doors opening through to

**Reception Room 2 5.52m (17ft 10in) x 4.59m (14ft 10in)**

This is a flexible space which was converted from the garage by the previous owners and having a double glazed window to rear and double glazed double doors opening to the rear parking area. Further pedestrian door with double glazed fanlight opens to the side garden. In the initial area where you walk in from the hallway there is a kitchen fitted with a range of drawer and cupboard base units with worktop over and matching wall units. One and a half bowl stainless steel sink unit with mixer tap and space and connection point for washing machine and electric **COOKER** with **COOKER HOOD** over. Tiled splash back, ceiling light point. Tiled floor and being open through to

**Living Area**

Having wood effect laminate flooring, ceiling and wall light points, two electric panel heaters, electric fire set into a marble effect surround and hearth. Meter cupboard.

**Bedroom 3 3.80m (12ft 3in) x 2.48m (8ft)**

Double glazed window to front, coving to ceiling, ceiling light point. Radiator.

**Cloakroom**

Fitted with a low level WC, pedestal wash hand basin. Obscured double glazed window. Inset ceiling spotlight, coving to ceiling, radiator. Fitted with a double doored, shelved airing cupboard but where potentially a shower enclosure could be installed. Wall mounted extractor fan.

**Outside**

The garden benefits from a private garden positioned to the side and front of the property being mainly given over to gravel with a paved path and planted beds. Gated pedestrian access to the rear of the property where the house has car parking spaces and there is visitor parking.

**Agent's Note**

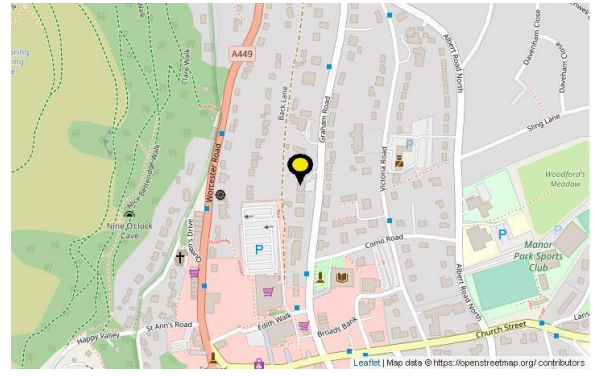
It should be noted that the neighbours do have a right of pedestrian access down the pathway to get their front garden and gas meter.

There is road access down the driveway which is shared with Hillstone House and Hillstone Mews.



## Directions

Hillstone Mews is in the centre of Great Malvern. From the traffic lights at the junction of Church Street and Graham Road follow Graham Road itself for approximately 500 yards passing the library and the right hand turn into Como Road. Hillstone Mews is on the right hand side a short distance after Como Road. Viewers are advised to find a parking space on the street.



## Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

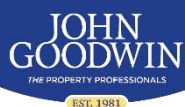
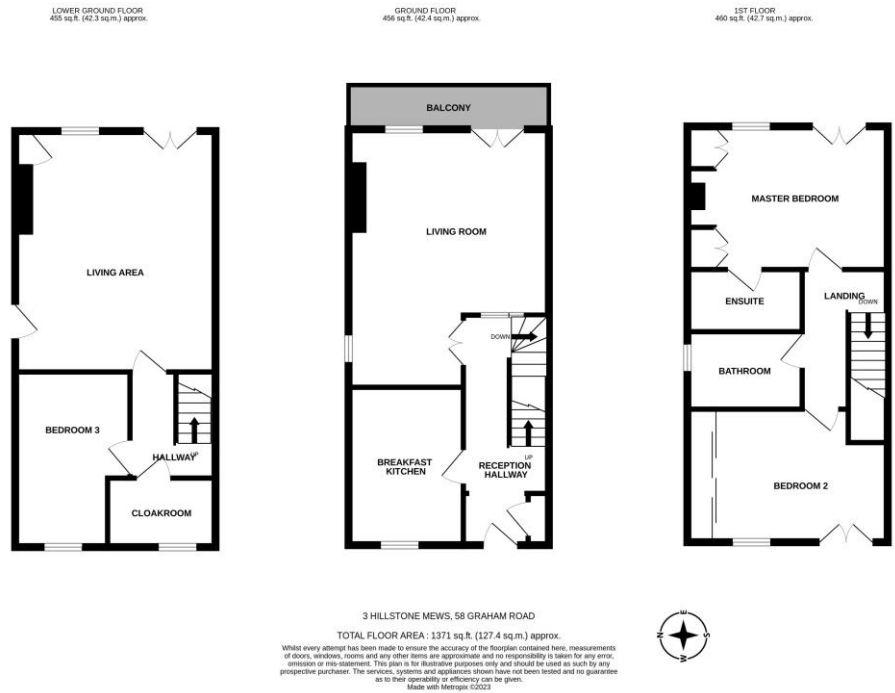
## Council Tax

COUNCIL TAX BAND "F"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is C (70).



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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.